



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

July 22, 2021

Lorelie Spencer, Ba.U.R.Pl., MCIP RPP
Municipality of West Grey
402813 Grey Road 4, RR 2
Durham, Ontario
N0G1R0
*Sent via E-mail

**RE: Application for Consent: B22.2021 Reay
West part lot 25, Concession 3 WGR
Geographic township of Bentinck
Municipality of West Grey
Roll: 4205280002067000000
Applicant: Delores Reay & Rebecca Reay**

Dear Ms. Spencer:

This correspondence is in response to the above noted application. We have undertaken a review of the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP).

The purpose of the application is to sever a 0.8 ha. (2 acre) residential lot and retain a 19 ha. rural parcel. The effect of which will create two (2) parcels including the retained.

The subject lands are designated predominantly "Rural" in the County OP with a smaller area of "Hazard Lands" in the south-east corner.

The subject lands are part of an original Township lot that was originally 40 ha in size, and which currently contains two ~20 ha lots. Table 9 of the County's OP regulates rural lot density. In this case, an original 40 ha lot could permit up to 3 severances, plus the retained, for a total of 4 lots. Therefore, by these policies, up to two additional lots could be created and the County has no concerns. The proposed severed portion of 0.8 ha also meets the minimum non-farm sized lot criteria per Section 5.4.2.

Generally speaking, new development should be directed outside of the mapped Hazard Lands. It would appear that the proposed severed parcel is well outside of the mapped Hazard Lands and County staff have no concerns.

Appendix B indicates that the subject lands contain a stream as well as Significant Woodlands towards the rear of the property. The proposed severed parcel is well outside of the adjacent lands of the Significant Woodlands but may be within the 30 m adjacent lands of the stream. County staff recommend that comments be received from the local Conservation Authority.

Section 5.2.2 (5) of the County's OP states:

New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Provincial MDS formulae.

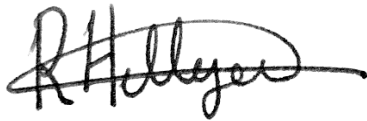
County staff recommend that MDS I be applied to ensure that any new residential development on the proposed severed lot can conform to minimum distancing criteria.

Provided MDS I can be met and positive comments are received from the Conservation Authority, County Staff have no further concerns with the subject application.

County staff kindly request notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read 'R. Hillyer', with a long horizontal flourish extending to the right.

Becky Hillyer
Planner
(519) 372-0219 ext. 1233
becky.hillyer@grey.ca